

This instrument was prepared by:
Thomas E. Walker
1100 Park Place Tower
Birmingham, Alabama 35203

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WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of One Thousand and no/100 Dollars (\$1,000.00) and the assumption of the hereinafter described mortgage, to the undersigned, Odom Steel & Sales, Inc., an Alabama corporation (hereinafter called "Grantor") in hand paid by MSR, Ltd., an Alabama limited partnership (hereinafter called "Grantee") the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto the Grantee the following described real property situated in Shelby County, Alabama, to-wit:

A tract of land situated in the SE 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the southwest corner of the SE 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence easterly along the south line of said 1/4-1/4 section 1091.42 feet; thence 69 degrees 30 minutes 00 seconds left 407.68 feet; thence 110 degrees 30 minutes 00 seconds left 32.16 feet to the point of beginning; thence 110 degrees 26 minutes 48 seconds right 100.95 feet; thence 61 degrees 25 minutes 55 seconds left 111.76 feet; thence 46 degrees 00 minutes 55 seconds left 739.81 feet; thence 91 degrees 25 minutes 00 seconds left 175.05 feet; thence 88 degrees 34 minutes 58 seconds left 777.83 feet to the point of beginning; being situated in Shelby County, Alabama, together with all improvements thereon and all hereditaments and appurtenances thereunto appertaining.

SUBJECT TO:

1. Ad valorem taxes for the current tax year, which are a lien but not due and payable until October 1, 1985.
2. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 241, Page 88 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 108, Page 379 in said Probate Office.
4. Easements as described in Deed Book 266, Page 196 and Deed Book 264, Page 524 in said Probate Office.
5. Easements as shown on survey of Allen Whitley dated August 29, 1984.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as shown by instrument recorded in Deed Book 325, Page 964 in said Probate Office.

BOOK 023 PAGE 03

7. That certain mortgage from Odom Steel & Sales, Inc., to First Southern Federal Savings & Loan Association dated August 30, 1984, in the amount of \$300,000.00, and recorded in Real Volume 01, Page 770, which said mortgage the Grantee herein expressly agrees to assume and to pay according to its terms and conditions.

8. Assignment of Rents and Leases from Odom Steel & Sales, Inc., to First Southern Federal Savings & Loan Association dated August 30, 1984, and recorded in Real Volume 01, Page 782 in said Probate Office.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And the said Grantor does for itself, and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized and possessed of said premises in fee simple; that they are free from all encumbrances unless noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same unto the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer on this 4 day of April, 1985.

Odom Steel & Sales, Inc.

By: Gerald S. Odom
Gerald S. Odom
Its President

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Gerald S. Odom, whose name as President of Odom Steel & Sales, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this 4th day of April, 1985.

Thomas E. Walker
Notary Public

Send tax notice to: P.O. Box 20825, Birmingham, AL 35206 35216

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 APR -4 AM 11:00

Thomas E. Walker
JUDGE OF PROBATE

RECORDING FEES	
Mortgage Tax	\$
Deed Tax	<u>1.00</u>
Mineral Tax	
Recording Fee	<u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	<u>\$ 7.00</u>